

# Table of Contents

1. Introduction .....	1-1
Authority .....	1-1
Scope and Purpose .....	1-1
Public Participation Process.....	1-2
Plan Amendment Process .....	1-4
Process to Avoid Unconstitutional Takings of Private Property .....	1-4
2. Background, Vision and Goals .....	2-1
History.....	2-1
Prior Comprehensive Plan .....	2-1
Summary of Plan Development and Public Participation.....	2-2
Survey of Public Opinion.....	2-4
Vision and Goals.....	2-6
Vision statement.....	2-6
Goals and policies .....	2-6
Population Projection.....	2-9
Employment Projection.....	2-11
3. Land-Use Element.....	3-1
Geography and Environment .....	3-1
Critical Areas and Resource Lands .....	3-2
Shoreline Management Program.....	3-5
Areas of Historical Significance .....	3-5
Current Zoning and Land Use.....	3-5
Land use inventory .....	3-5
Zone definitions, locations, and sizes .....	3-6
Density of development .....	3-7
Potential for infill.....	3-8
Future Land Use.....	3-8
Density of intended use.....	3-9
Developable acreage required .....	3-10
UGA and UGA Reserve.....	3-11
Sizes and locations of proposed zones.....	3-11
Neighborhood-specific reasons for zoning .....	3-12
Capacity for residential development.....	3-16
Residential land capacity analysis.....	3-16
Employment land capacity analysis .....	3-17
Open space.....	3-17
Planning Approaches to Increase Physical Activity.....	3-18

Essential public facilities .....	3-19
4. Capital Facilities Element.....	4-1
Planning Assumptions .....	4-1
Domestic Water .....	4-1
Sanitary Sewer .....	4-4
Storm Water System .....	4-6
Parks and Recreation.....	4-7
Street System.....	4-8
Schools.....	4-8
Police.....	4-9
Fire Protection.....	4-11
Goals and Policies.....	4-11
Six-Year Financial Plan .....	4-12
5. Housing Element .....	5-1
Planning Assumptions .....	5-1
Existing Conditions.....	5-1
2000 Census data .....	5-1
Building permits.....	5-4
Summary .....	5-4
Projected Housing Needs .....	5-5
Goals and Policies.....	5-5
6. Transportation Element.....	6-1
Introduction.....	6-1
Transportation Goals, Policies and Objectives .....	6-1
Existing Conditions.....	6-3
Transportation Funding.....	6-14
Needs Assessment.....	6-16
Future Conditions.....	6-18
Recommendations.....	6-22
7. Utilities Element.....	7-1
Goals and Policies.....	7-1
Telecommunications .....	7-1
Electricity .....	7-2
Natural Gas .....	7-3
Cable Television and Related Services.....	7-3
8. Economic Development Element.....	8-1

Economic Setting .....	8-1
Goals and Policies.....	8-1
9. Shoreline Management Element.....	9-1

**Maps and Figures**

Map 1:	Base Map
Map 2:	Wetlands
Map 3:	FEMA Map
Map 4:	Soil Map
Map 5:	Fish Habitat
Map 6:	Wildlife Habitat
Map 7:	Mineral Resource Lands
Map 8:	Current Zoning
Map 9:	Future Zoning
Map 10:	Future Zoning / Critical Areas
Map 11:	Readily Developable Parcels
Map 12:	Full Development Parcels
Map 13:	Utilities
Figure 6-1:	Street System
Figure 6-2:	Nooksack Traffic Volume and Congestion 2013
Figure 6-3:	Pavement Conditions
Figure 6-4:	Sidewalks
Figure 6-5:	Nooksack Traffic Volume and Congestion 2036

## **Appendices**

Appendix I: Definitions

Appendix II: Acronyms

Appendix III: Compliance with State and County Goals

Appendix IV: SEPA Documents